

Inspiration Metropolitan District

Service Center

Proposed Vision and Program

June 9, 2022

Project Vision

Service Center

The Inspiration Metropolitan District (“IMD” or “the District”) is responsible for the maintenance of hundreds of acres of common areas, street right-of-way landscaping, open space, and detention/water quality facilities within the District boundaries. Maintenance of these areas has typically been contracted out to various companies. In an effort to improve response time and reduce maintenance costs, at the request of the District Board, the District Management Company, Public Alliance, hired an on-site maintenance technician in 2021. The individual currently assists with snow removal at mailboxes, fence and irrigation maintenance, and other services not provided by the maintenance contractor or that require immediate response (i.e., water leaks). This has been successful and reduced some costs to IMD.

The maintenance technician is on site, but does not have a base location. IMD has purchased an all-terrain vehicle and snowblower that must be stored in temporary metal containers. In addition, storage of seasonal equipment, such as pool chairs, occurs in storage units at a substantial cost to IMD.

Though district board and committee meetings have been conducted virtually over the past two years, its anticipated that in-person meetings will begin again shortly. Prior to the pandemic, meetings were held at the Aurora Public Library in Tallyn’s Reach, or the District 14 Fire Station on Aurora Parkway. Each location has a capacity of about 40 people with no hybrid (virtual) meeting capabilities. A meeting room with capabilities for virtual connections for residents who do not want to attend in-person meetings would allow more residents to participate and attend in-person if desired and would facilitate access to the greatest number of residents. A smaller adjacent meeting room could be used for Board executive sessions or smaller committee meetings. Meeting areas could potentially also be used for resident gatherings though the structure and procedures for resident use would need to be formalized.

Currently, IMD is paying for an off-site storage unit for seasonal storage of pool chairs as well as tables and chairs from the Inspiration Club area. In addition, chairs, tables, games, and other equipment from neighborhood pocket parks should be stored in the winter to reduce weathering and vandalism damage. Cold storage within or adjacent to a new building could accommodate this storage and eliminate the monthly charges and travel for an off-site unit.

Finally, the management company serves IMD from their office located in Lakewood. Resident requests are made via the district website or emails to staff. Some residents feel that this is impersonal and may result in slower responses to their needs. If there were an office provided in the facility it could

potentially be staffed a few hours per week for residents that want in-person communication with the management company or Board members.

Site

IMD owns properties throughout the development, including common areas, open space, and detention/water quality and storm drain locations. The ideal site for a service center would be centrally located, easily accessible, and provide minimal impacts to neighboring residents. Site development costs and regulatory requirements impact whether locations are suitable for development. Any site should require minimal grading, utility extensions, and development of additional parking. The site development should also have minimal impact on regional stormwater detention and water quality.

Project History

At the end of 2021, potential funding for capital improvements became available when the IMD Finance Committee and Board refinanced bonds. A portion of this funding was dedicated to the new facility.

The IMD Board hired an architect, and worked with her to develop a conceptual plan to get the design before City of Aurora staff to expedite future approvals. The site chosen by the IMD Board representatives was the current location of the Toll Brothers construction office on Rockinghorse Parkway, which Toll Brothers will soon vacate. The proposed facility included a four bay maintenance and vehicle garage with two overhead doors, a meeting room with a capacity of 100 people, three offices (one with a sleeping pod), and a common area with a fireplace and lounge.

After plans were submitted to the City of Aurora, the Board of Directors appointed a Community Center Committee to provide technical review and advice to the Board of Directors on the facility. The current members of the committee are:

Rick Coldsnow - Chairperson

David Besel - Vice-Chair

Rick Forsman - Board Liaison

Tom Norton - Common Area Committee Liaison

Russ Paper - Finance Committee Liaison

Mark Kinslow II - Social Committee Liaison

Chris Bolz - Residential Improvement Committee Liaison

Two additional technical members, Billy Jackson and Edwin Burk, are also expected to be appointed to the committee.

Several members have design and construction backgrounds from their professional careers.

During the pre-application meeting, City staff pointed out several items which would increase costs to develop the site, including no nearby access to City sewer, and no parking allowed on Rockinghorse Parkway, which would result in more on-site parking requirements. Committee members also noted that grading on the site would require imported fill and retaining walls for the facility proposed. After plans were posted on the IMD website, several residents expressed concerns with the extent of the

building, the uses proposed, and the ability to stay in budget. The Board representative provided suggestions for another site near the Inspiration Swimming Pool, which has 58 parking spaces and adjacent vacant common area land. At this time, it was also proposed that the building uses and size be reduced.

The Service Center Committee (as it is now called) has evaluated options for the site and building and developed the program below for consideration.

Programming

The following programming matrix is an accumulation of the key design elements for the project. This document is designed to provide suggestions and considerations to produce a successful design. It also allows IMD and the design team to have a ready checklist of “needs and wants” to reference throughout the different phases of the project. It is intended as a guide for the designers.

BUDGET			
Year	Item	Amount	Notes
2022	Building Planning, Design and Permitting	\$ 100,000	
2023	Building Site Work	\$ 100,000	Begin 2 nd half of 2023
2023	Building Construction	\$ 1,160,000	
2024	Building Exterior Work/Landscaping	\$ 100,000	
2024	Interior Furniture	\$ 50,000	
TOTAL		\$ 1,510,000	
SITE – Should be evaluated by Architect and Civil Engineer and discussed with City staff			
Location	Advantages	Challenges	
East of Inspiration Swimming Pool Parking Lot	<ul style="list-style-type: none"> • Close to sanitary sewer and water mains • Minimal additional parking required • Central location for neighborhood with new trail from Hilltop • Fire access easement exists 	<ul style="list-style-type: none"> • Existing water and sewer service would need to be removed and replaced • An existing mound on the site would need to be graded down • Smaller area due to utility easement. 	
West of Inspiration Pool	<ul style="list-style-type: none"> • Relatively level site with less grading needed • Minimal additional parking required • Better shared use with pool building • Central location for neighborhood with new trail from Hilltop • Fire access easement exists 	<ul style="list-style-type: none"> • Sewer and water service would likely need to be constructed across existing lot (length about 300 feet) unless it can be tied into existing services. • Closer to neighboring homes 	

ACTIVITY	REQUIREMENTS	DESIGN CRITERIA
SERVICE CENTER BUILDING – plan for 25-year service – Architect should evaluate		
Exterior Amenities	<ul style="list-style-type: none"> • Landscaping (xeriscape) • Possible plaza/patio connected to pool site • Parking per code – separate parking for maintenance staff. • New water and sewer service – consider tying into existing water and sewer for pool site if allowed. • Extend berms if needed to screen from neighbors • Impacted irrigation and trees will need to be removed and replaced 	<ul style="list-style-type: none"> • City of Aurora Code • ADA accessible
Exterior Finishes	<ul style="list-style-type: none"> • Match pool building or be consistent with neighboring residences. • Minimize site impacts to neighbors 	<ul style="list-style-type: none"> • City of Aurora Zoning
Cold Storage Area	<ul style="list-style-type: none"> • 300 SF of storage • Heating/AC not necessary • Consider outside access • Possible Add alternate to put within building with HVAC 	<ul style="list-style-type: none"> • Storage adequate for pool chairs and tables • Park chairs and equipment • Maintenance storage - nonhazardous
Maintenance/ Storage Shop	<ul style="list-style-type: none"> • Four bays with two overhead doors • One bay large enough for ¾ ton truck with plow • Include add alternate for two more bays with overhead door • Minimum Heating and AC • Location for work bench and desk with internet access • Utility sink with eye wash nearby 	<ul style="list-style-type: none"> • Large enough for all equipment, work benches and maintenance tech desk • Store HazMat locker • Have man door access
Large Meeting room	<ul style="list-style-type: none"> • Seating capacity for 50 people • Consider overhead door access onto plaza/patio for overflow and social events • Add alternate for room divider • Storage for chairs/tables in or nearby • AV storage • TV and equipment for virtual meetings 	<ul style="list-style-type: none"> • Lobby/hallway access • Basic finishes – no laminated beams • Energy efficient considering exposures
Small Meeting room	<ul style="list-style-type: none"> • Capacity for 12 people with large table 	<ul style="list-style-type: none"> •

	<ul style="list-style-type: none"> Possible location for coffee bar, and sink with refrigerator microwave oven and cupboards TV for virtual meetings 	
Office	<ul style="list-style-type: none"> Large enough for couch Easy access from lobby/hallway for drop in resident visits 	<ul style="list-style-type: none"> No sleeping pod
Restrooms	<ul style="list-style-type: none"> Central location Consider separate outside controlled access for events (access to inside of building from restrooms controlled) 	<ul style="list-style-type: none"> As required per code

ACTIVITY	REQUIREMENTS	DESIGN CRITERIA
SERVICE CENTER - Design team and Geotech firm to evaluate		
Mechanical/Electrical	<ul style="list-style-type: none"> Mechanical Room Hot Water Heater HVAC in office and meeting space, minimum heat and ventilated cooling in garage Accommodate future air compressor Accommodate 220V Welder High Efficient LED 	<ul style="list-style-type: none"> Sprinkler system only if required by code
Structural	<ul style="list-style-type: none"> Roof Slab on Grade Consider PEMB if less expensive 	<ul style="list-style-type: none"> Accommodate future solar panels

Bidding and Construction

- Consider part time contracted project manager for weekly site visits, RFI's, change orders and pay request reviews, either through the architect or separate.
- Include construction time limit with liquidated damages beyond completion date and incentives for early completion.
- Consider a contingency or minor contract revisions for small changes during construction.